

VOTER'S PAMPHLET

MEASURES, ANALYSES AND ARGUMENTS

(whichever is applicable to your ballot)

Arguments in support of, or in opposition to, the proposed laws are the opinions of the authors.

CITY OF LAKEPORT SOUTH LAKEPORT ANNEXATION TO THE CITY OF LAKEPORT MEASURE "P"

P Shall the order adopted on March 30, 2022, by the Local Agency Formation Commission of Lake County ordering the annexation to the City of Lakeport of the territory described in that order and designated "City of Lakeport Annexation to the City of Lakeport (LAFCO file 2019-0006) (South Lakeport Annexation)" be confirmed?

Yes ___ No ___

IMPARTIAL ANALYSIS OF MEASURE "P"

Measure P proposes to confirm Lake Local Agency Formation Commission's ("Lake LAFCO") approval of the City of Lakeport's application to annex about 137 acres of land south of the current City along South Main Street and Soda Bay Road.

Affected Territory:

The boundaries of the proposed annexation area ("Annexation Area") encompasses currently unincorporated territory located along the east side of State Highway 29 from the current Lakeport city limits, including 2325 South Main Street, south to (and including) 96 Soda Bay Road. The boundaries include parcels east and west of South Main Street and Soda Bay Road. A map of the affected territory can be viewed at:

https://www.lakelafco.org/uploads/1/1/4/5/11454087/slkpt_finalexterior_boundary_map.pdf

Vote:

• A "Yes" vote means: (1) the Annexation Area will become part of the City of Lakeport ("City") and the following services will transfer from Lake County to the City: Law enforcement, public works, administration, planning, off-site drainage and flood control, roads, street lighting, and general government. (2) Residents and property owners in the Annexation Area will have the option to connect to the City's water system for a safe and reliable water supply and to meet fire flow requirements. (3) There will be no change in emergency medical and fire services in the Annexation Area. (4) There will be no change to the amount of property tax levied. (5) Sales taxes for items purchased in the Annexation Area will be levied at the City rate, which includes an additional 1.5% under Measures I and Z. (6) Qualified voters in the Annexation Area will be eligible to vote in future City elections. (7) City ordinances in effect at the time of annexation, including zoning ordinances, will apply to the Annexation Area.

• A "No" vote means: (1) the Annexation Area will not become part of the City. (2) Residents and property owners in the Annexation Area will be unable to connect to the City's water system, which may limit development and increase insurance rates due to inadequate fire flows. (3) There will be no changes to the agencies providing services to the Annexation Area. (4) there will be no changes in tax apportionment, allocation, accrual, assessments, or valuations.

Annexation Application:

On 08/13/2019, the City of Lakeport adopted and submitted to Lake LAFCo a Resolution of Application requesting an annexation of the Annexation Area. The stated reasons for the application were to: (1) annex an area that had been within Lakeport's Sphere of Influence for some 30 years; (2) allow for the extension of water services to serve development with inadequate water systems and benefit public safety by enabling installation of fire hydrants along South Main Street and Soda Bay Road; (3) enable the City to operate the wastewater collection system and continue to treat wastewater from the Annexation Area; and (4) allow the City to provide public utilities, public safety and general government services to an urbanized area.

On 03/16/2022, Lake LAFCo held a duly noticed public hearing and, on 03/30/2022, Lake LAFCo approved this annexation subject to terms and conditions and adopted Lake LAFCo Resolution 2022-0004. On 05/18/2022, due to a landowner protest, Lake LAFCo approved the annexation proposal subject to confirmation of the voters and upon the terms and conditions stated in Resolution 2022-0006 of the Lake LAFCo, which can be viewed at:

https://www.lakelafco.org/uploads/1/1/4/5/11454087/2022-0004_reso_south_lakeport_annex_signed.pdf

A simple majority vote of the registered voters voting in the election is required to approve the South Lakeport Annexation.

The above statement is an impartial analysis of Measure P. If you desire a copy of the proposition, please call the election official's office at 707-263-5615 and a copy will be mailed at no cost to you.

s/Jon Benoit, Executive Officer
Lake Local Area Formation Commission

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ARGUMENT IN FAVOR OF MEASURE "P"

A vote for Measure P is a vote for fire hydrants and common sense.

With wildfires on the rise, we must take proactive steps to fight this worsening threat before it is too late. Measure P will do just that.

Experts call this process "annexation," which is just a fancy way of saying the South Lakeport area will become officially part of the City of Lakeport.

Residents will benefit from vital public safety improvements, access to public services, and get to vote in future city elections.

Specifically, a "yes" vote means:

- Improved fire protection with the addition of a new water line and fire hydrants
- The option to connect to public water, helping residents who rely on wells that have water quality problems
- A switch to city police service, leading to speedier response times and improved patrols

Property taxes will remain unchanged. Better fire protection and public safety could even lead to lower insurance costs.

Some people say stopping annexation will stop the road project. Not true. The road project will move forward with or without annexation.

Progress always has its critics, but Measure P is a logical and necessary extension of city services and the most cost-effective option for taxpayers.

That's why many local leaders and organizations support Measure P, including:

- Lakeport Cinema 5 & Auto Movies Drive In Owners, Scott & Tracy Lotter
- City of Lakeport Police Chief, Brad Rasmussen
- Retired Lakeport Fire Protection District Chief, Jeff Thomas

Please join them by voting "yes" to enhance the safety and quality of life for South Lakeport residents.

s/Stacey Mattina, Mayor
City of Lakeport

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE "P"

The justification put forth in support of Measure P appear to be unfounded because of the following rebuttal points:

- While we are all concerned about wildfires, those of us who live in this area have been able to protect our properties with our own water supply.
- The addition of a new waterline and fire hydrants, will cause an increased water demand on an already deficient water system. This will not increase our fire protection and most likely will create greater water restrictions overall.
- As good stewards of the land and neighbors, the landowners are considering installing fire hydrants for added safety for the community.
- If this Measure P passes, it remains uncertain that the proposed area will receive speedier response times and improved patrols because of the current understaffed Lakeport city police force.
- Current fire protection will not change.

The idea that property taxes will remain unchanged is inconceivable because of the increased need of city personnel and maintenance for the new systems. The funds needed to provide these personnel and services would need to be generated by some source of revenue.

Forward progress is always beneficial; however, unnecessary change creates unnecessary cost and the majority of landowners in the proposed area don't want to incur unnecessary cost.

Numerous property and business owners stand in opposition of Measure P because it would bring city ordinances that would inhibit the current business activity in the area and cause unnecessary cost increase.

s/Kathleen Miller, Registered Voter
s/Robert B. Peters, Registered Voter
s/Gloria Espinoza, Registered Voter
s/Ronald Weiler, Registered Voter
s/Lisa Weiler, Registered Voter

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**ARGUMENT AGAINST
MEASURE "P"**

We the voters of the proposed City of Lakeport annexation area are in opposition to this annexation.

Pursuant to City of Lakeport Plan for Services of 2019: "The services considered herein are based on the Policies, Standards, and Procedures of Lake LAFCO, as well as relevant sections of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, codified in section 65000 of the Government Code. The services discussed and analyzed herein are consistent with the requirement that the City of Lakeport be capable of providing services sufficient to protect the health, safety, and welfare of the residents of the annexation area."

Our research has found that the City of Lakeport is not capable of providing these services for the proposed area.

Argument Points:

- Potential sales tax increase for businesses: increases would be passed on to customers; property tax would also be increased.
- The City has used the rational of bringing municipal water service to the annexing area. The majority of these proposed properties have existed for decades without this service. It's a known fact that in our current drought condition the City has asked its residents to conserve their water use. They don't have the water resources to service the proposed area.
- Road repairs and improvements are already being addressed by the County of Lake through negotiations with property owners.
- These properties are currently and have always been invested in the County zoning. The current businesses are conducive with the County operating codes. City ordinances would inhibit the current business activity.
- It has come to our attention that the City of Lakeport will be partnering with City of Clearlake to share cost of deputies as the City does not have enough money for more officers.

s/Robert Peters, Registered Voter
s/Gloria Espinoza, Registered Voter
s/Kathleen Miller, Registered Voter
s/Lisa Weiler, Registered Voter
s/Ronald Weiler, Registered Voter

**REBUTTAL TO ARGUMENT AGAINST
MEASURE "P"**

How will annexation benefit the daily lives of landowners and residents? Landowners have access to City of Lakeport municipal services, including the option to connect to City water. The most important benefit of the annexation will be enhanced fire safety and police service to the residents and the area.

Residents will be given the option to connect to the City's water supply - they will not be required. Evidence suggests there are water quality issues in the area and there have been many occurrences of local wells drying up. An optional water supply is a win for residents and property resale values. This small increase in water demand has been planned for over a decade.

There will be no added utility tax or additional property tax for residents in the area.

The City commits 35% of its budget to police services and a fully-staffed department will offer the best response available to the area. Lakeport's partnership with Clearlake is a common best practice employed by most cities in California. The County Sheriff and Lakeport have had a similar partnership for years to service the annexation area.

Fire hydrants are critical in combating wildfires and decrease insurance rates. Safe water supplies are critical to our health and business vitality. Speedy access to police helps make us safer. Everyone deserves these basic rights.

Vote yes on annexation. Learn more at www.lakeportannexation.org.

s/Stacey Mattina, Mayor
City of Lakeport